



City of Seattle

Department of Planning and Development

D. M. Sugimura, Director

CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 3012969
Applicant Name: Peter J. Wangoe II for Clear Channel Outdoor
Address of Proposal: 3200 Harbor Avenue SW

SUMMARY OF PROPOSED ACTION

Land Use Application to allow one double sided, externally illuminated 12-foot by 24-foot off premise billboard with an overall height of 35 feet. The sign will be oriented north and south facing Harbor Avenue SW.

The Seattle Municipal Code (SMC) requires the following approval:

SEPA - Environmental Determination pursuant to SMC 25.05.

SEPA DETERMINATION: ☐ Exempt ☐ DNS ☐ MDNS ☐ EIS
☒ DNS with conditions
☐ DNS involving non-exempt grading, or demolition, or
another agency with jurisdiction.

BACKGROUND DATA

Zoning: General Industrial 2 – IG2 U/85

Uses on Site: Tow lot

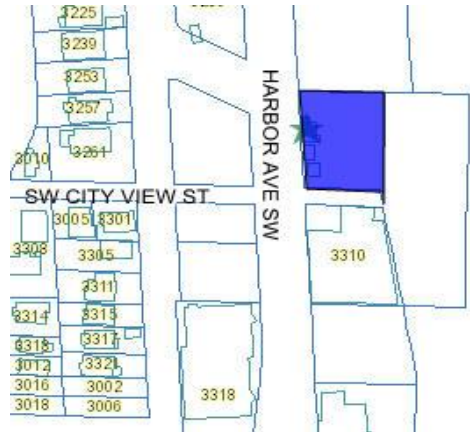
Site and Vicinity Description

The subject site is located immediately north of the intersection of the West Seattle Bridge and SW Admiral Way within the Greater Duwamish Manufacturing/Industrial Center but near its western edge. Zoning for the subject site is General Industrial 2 with an 85-foot height limit (IG2 U/85). This zone classification extends north, south, and east of the subject site. The zoning to the west, across Harbor Avenue SW, is Commercial 1 (C1-40). The subject site within which the off-premises sign will be

located is a 12,000 square foot parcel of land in use as an impound lot for towing service. The area lies within an environmentally critical area (ECA) due to the presence of liquefaction prone soils and abandoned landfill. The site is also within an archaeological area – inside the boundary of the US Government Meander Line.

The Duwamish Manufacturing/Industrial Center is generally characterized as an urban industrial and manufacturing center with a diverse mix of industrial and commercial uses. Development in the immediate vicinity of the subject site includes a large marine cargo and railroad facility to the east, a warehouse to the south, a residential condominium in the C1 zone to the southwest, vacant land associated with the marine cargo facility to the north, vacant land within the C1 zone immediately west of the site, and some additional residential uses within the C1 zone to the northwest.

Harbor Avenue SW is a 60-foot wide minor arterial, with a roadway width of 58 feet at the point of the subject site.



Proposal Description

The applicant proposes to install one double-sided, off-premises, advertising sign (billboard) with a 12-foot by 24-foot display surface (288 square feet) facing in a north and south direction. The display surface will be externally illuminated with one 250 watt Halophane light for each billboard face, and will have an overall height of 35 feet above ground level. A timer system will be used to adjust the lighting schedule throughout the year, but all illumination will be turned off between 11:00 p.m. and 6:00 a.m.

Billboard Registration numbers 452 and 63 will be used for this land use application. Demolition permits were issued for these billboards at their previous locations in accordance with the standards of Seattle Municipal Code (SMC) Chapter 23.55, the Sign Code.

Public Comments

The comment period ended March 7, 2012. DPD received no comments.

Application documents and associated materials may be found in the Land Use Application file, which is available for review at DPD's Public Resource Center (PRC), 700 Fifth Ave, Suite 2000 (<http://www.seattle.gov/dpd/PRC/LocationHours/default.asp>).

ANALYSIS – SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated January 10, 2012 and annotated by the land use planner. A revised checklist was received by DPD on April 11, containing additional information addressing historical and cultural preservation due to the location of the property within the US Government Meander Line and therefore a potentially archaeologically significant site. The information in the checklist, project documents, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy clarifies the relationship between codes, policies, and environmental review (SMC 25.05.665). Specific policies for each element of the environment, certain neighborhood plans and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states in part: "Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation", subject to some limitations. Under certain limitations or circumstances, mitigation can be considered (SMC 25.05.665 D 1-7). Thus, a more detailed discussion of some of the impacts is appropriate.

Short - Term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to suspended particulates from building activities and hydrocarbon emissions from construction vehicles and equipment; increased traffic and demand for parking from construction equipment and personnel; increased noise associated with drilling and sign installation; and consumption of renewable and non-renewable resources. Due to the short term and minor nature of construction impact associated with the construction of the sign, no mitigation is warranted by SEPA policies.

Additionally, construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant.

Long - Term Impacts

Long-term or use-related impacts include minor ongoing use of electricity to light the sign face and increased traffic, noise, and vehicular emissions from the monthly sign copy posting and routine maintenance visits (approximately 1 to 2 trips per month). Harbor Avenue Southwest is classified as a minor arterial. The long-term and use related impacts in the vicinity are expected to be minor within this primarily industrial area.

Historic and Cultural Preservation

The subject site lies within 200 feet of the US Government Meander line, which pursuant to Director's Rule 2-98, *Clarification of State Environmental Policy Act (SEPA) Historic Preservation Policy for Potential Archaeologically Significant Sites and Requirements for Archeological Assessments*, is the line within which existing or former shoreline areas may be sites of potential archaeological significance due to settlement patterns of Native Americans and early European settlements along Puget Sound.

Based on information submitted in the applicant's SEPA environmental checklist, there is a site approximately 70 feet southwest of the project site that was determined to contain pre-contact cultural materials. While there are no indications of specific archaeological concern on the subject site, a letter was obtained by the project applicant from the State Department of Archaeology and Historic Preservation, dated April 3, 2012. DAHP requests that an archaeologist be present to monitor the

excavation for the billboard mono-pole and that a monitoring plan be prepared and submitted to DAHP and the interested Tribes for review at least two weeks prior to ground disturbance. A short monitoring report must be submitted to the above parties after the project is complete, as well. The recommendations in the DAHP letter will be made conditions of permit approval as summarized below.

In order to ensure that no adverse impact occur to an inadvertently discovered archaeologically significant resource, the following conditions of permit approval shall be applied to the project to provide mitigation:

- **Prior to Issuance of Master Use Permit:** The owner and/or responsible parties shall provide DPD with a statement that the contract documents for their general, excavation, and other subcontractors will include reference to regulations regarding archaeological resources (Chapters 27.34, 27.53, 27.44, 79.01, and 79.90 RCW, and Chapter 25.48 WAC as applicable) and that construction crews will be required to comply with those regulations.
- **Prior to Issuance of a Building Permit:** Submit monitoring plan to DAHP and the interested Tribes, with a copy to the DPD Land Use Planner. Further, provide the name of the archaeologist to be present at time of construction.
- **During Construction:** The professional archaeologist shall be present to monitor the excavation for the mono-pole. If resources of potential archaeological significance are encountered during construction or excavation, the owner and/or responsible parties shall:
 - Stop work immediately and notify the undersigned Land Use Planner (William Mills, 684-8738) and the Washington State Archaeologist at the Department of Archaeology and Historic Preservation (DAHP). The procedures outlined in Appendix A of Director's Rule 2-1998 for assessment and/or protection of potentially significant archaeological resources shall be followed (see Appendix A).
 - Abide by all regulations pertaining to discovery and excavation of archaeological resources, including but not limited to Chapters 27.34, 27.53, 27.44, 79.01, and 79.90 RCW and Chapter 25.48 WAC, as applicable, or their successors.

Cumulative Impacts

The revised Seattle Sign Ordinance has reduced the number of billboard advertising signs permitted in a given area of the City by modification of the sign dispersion standards. Sign dispersion standards limit the number of signs by requiring a minimum separation between signs and permitting a maximum number of signs in a one-half mile distance. According to SMC 23.55.014.E, there shall be a minimum distance of 300 feet between advertising sign structures on the same side of the street; a maximum of two advertising sign structures within 300 feet when counting both sides of the street; and, a minimum distance of 100 radial feet between advertising sign structures. Further, a maximum of five off-premise signs are permitted when counting both sides of a street within a distance of 2,640 feet (1/2 mile).

The dispersion requirements and zoning standards were reviewed by the DPD sign inspector and the undersigned land use planner. The proposed advertising sign has been found to meet dispersion standards, as there are only two single-face pole billboards within the dispersion area.

Light and Glare

The Sign Code requires that light sources be shielded so that direct light is not visible from adjacent properties (SMC 23.55.016) and also limits fluorescent lighting of off-premise advertising signs to one watt per square foot of sign area (SMC 23.55.014.E). Adjacent land uses are industrial and commercial in nature and generate their own traffic, noise and light. The nearest residential development is approximately 100 feet to the northwest. The sign face is approximately 12 feet high by 24 feet in length and will rise above the existing street level a maximum of 35 feet. The proposed sign will be illuminated by a maximum one 250 watt Halophane light for each billboard face, which will be obliquely directed toward the sign face and shielded to minimize glare. A timer system will be used to adjust the lighting schedule throughout the year, but all illumination will be turned off between 11:00 p.m. and 6:00 a.m. Light and glare impacts are sufficiently mitigated by the Sign Code lighting standards and the applicant's proposal to limit hours of illumination. Thus, no additional light and glare mitigation measures are necessary.

DECISION – SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 2C.
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 2C.

CONDITIONS – SEPA

Prior to Issuance of Master Use Permit

1. The owner and/or responsible parties shall provide DPD with a statement that the contract documents for their general, excavation, and other subcontractors will include reference to regulations regarding archaeological resources (Chapters 27.34, 27.53, 27.44, 79.01, and 79.90 RCW, and Chapter 25.48 WAC as applicable) and that construction crews will be required to comply with those regulations.

Prior to Issuance of Building Permit

2. Submit monitoring plan to DAHP and the interested Tribes, with a copy to the DPD Land Use Planner. Further, provide the name of the archaeologist to be present at time of construction.

During Construction

3. The professional archaeologist shall be present to monitor the excavation for the mono-pole. If resources of potential archaeological significance are encountered during construction or excavation, the owner and/or responsible parties shall:
 - a. Stop work immediately and notify the undersigned Land Use Planner (William Mills, 684-8738) and the Washington State Archaeologist at the Department of Archaeology and Historic Preservation (DAHP). The procedures outlined in Appendix A of Director's Rule 2-98 for assessment and/or protection of potentially significant archaeological resources shall be followed (see Appendix A).
 - b. Abide by all regulations pertaining to discovery and excavation of archaeological resources, including but not limited to Chapters 27.34, 27.53, 27.44, 79.01, and 79.90 RCW and Chapter 25.48 WAC, as applicable, or their successors.

Signature: _____ (signature on file) Date: May 10, 2012
William K. Mills, Senior Land Use Planner
Department of Planning and Development

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APPENDIX A

Procedures to follow for assessment and/or protection of potentially significant archaeological resources discovered during construction or excavation:

1. If resources of potential archaeological significance are encountered during construction or excavation, the owner and/or responsible party shall stop work immediately and notify DPD and the Washington State Archaeologist at the State Office of Archaeology and Historic Preservation (OAHP). Responsible parties shall abide by all regulations pertaining to discovery and excavation of archaeological resources, including but not limited to Chapters 27.34, 27.53, 27.44, 79.01 and 79.90 RCW and Chapter 25.48 WAC, as applicable, or their successors.
2. Once DPD and the State Office have been notified:
 - The owner and/or responsible party shall hold a meeting on site with DPD and a professional archaeologist. Representatives of Federally recognized Tribes and the Native American community that may consider the site to be of historical or cultural significance shall be invited to attend. After this consultation, the archaeologist shall determine the scope of, and prepare, a mitigation plan. The plan shall be submitted for approval to the State Office of Archaeology and Historic Preservation (OAHP), and to DPD to ensure that it provides reasonable mitigation for the anticipated impacts to the resources discovered on the construction site.
 - The plan shall, at a minimum, address methods of site investigation, provide for recovery, documentation and disposition of possible resources, and provide excavation monitoring by a professional archaeologist. The plan should also provide for conformance with State and Federal regulations for excavation of archeologically significant resources.
 - Work shall only resume on the affected areas of the site once an approved permit for Archaeological Excavation and Removal is obtained from the OAHP. Work may then proceed in compliance with the approved plan.